

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLANDBILL NO. 97-12Introduced by Council President Parrott at the request of the County Executive  
Legislative Day No. 97-4 Date February 4, 1997

AN ACT to add the definition of corporate offices and mini-warehousing, and to repeal and reenact, with amendments, the definition of public utility facility, all of Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, Subsection A, Purpose and Location, Subsection B, Use, and Subsection C, Buffer Yard Requirements, of Section 267-28, Buffer Yards, of Article V, Supplementary Regulations, of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, Section 267-40, CI, GI and ORI Industrial Districts; to repeal and reenact, with amendments, Section 267-40.1, Rubble Landfills, both of Article VI, District Regulations, of Part 1, Standards, of Chapter 267, Zoning; to repeal and reenact, with amendments, Section 267-53, Specific Standards, of Article VIII, Special Exceptions, of Part 1, Standards, of Chapter 267, Zoning; to add new Table, Design Requirements for Specific Uses: LI Light Industrial District; and to repeal and reenact, with amendments, the Tables for Principal Permitted Uses for Specific

By the Council, February 4, 1997

Introduced, read first time, ordered posted and public hearing scheduled

on: March 4, 1997at: 6:45 p.m.By Order: James D. Vannoy, Acting Council Administrator**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on March 4, 1997, and concluded on, March 4, 1997

James D. Vannoy, Acting Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. \_\_\_\_\_

Introduced by \_\_\_\_\_ Council President Parrott at the request of the County Executive \_\_\_\_\_

Legislative Day No. \_\_\_\_\_ Date \_\_\_\_\_

Zoning Districts, of Chapter 267, Zoning, of the Harford County Code, as amended; to establish a new zoning district known as LI (Light Industrial); to repeal all references to the ORI Zoning District; to define certain terms; to establish the buffer yard requirements for the LI District; to provide for purpose, general regulations and the specific use regulations applicable to the LI District; to permit a rubble landfill in the LI District; to provide for the special exception standards that apply to the different uses allowed in the LI District; to provide for grandfathering of certain projects developed by an overall development plan; to add a new Design Table for LI uses; and to modify the Tables for Principal Permitted Uses for Specific Zoning Districts and generally relating to LI districts and land development.

By the Council, \_\_\_\_\_

Introduced, read first time, ordered posted and public hearing scheduled

on: \_\_\_\_\_

at: \_\_\_\_\_

By Order: \_\_\_\_\_, Acting Council Administrator

**PUBLIC HEARING**

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on \_\_\_\_\_, and concluded on, \_\_\_\_\_

\_\_\_\_\_, Acting Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.



Section 1. Be It Enacted By The County Council of Harford County, Maryland, That the definitions of corporate offices and mini-warehousing be, and they are hereby, added to Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning, that the definition of public utility facility, of Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards, of Chapter 267, Zoning, be, and it is hereby, repealed and reenacted, with amendments, that Subsection A, Purpose and Location, Subsection B, Use, and Subsection C, Buffer Yard Requirements, of Section 267-28, Buffer Yards, of Article V, Supplementary Regulations, of Part 1, Standards, be, and they are hereby, repealed and reenacted, with amendments, that Section 267-40, CI, GI and ORI Industrial Districts, of Article VI, District Regulations, be, and it is hereby, repealed and reenacted, with amendments, that Section 267-40.1, Rubble Landfills, of Article VI, District Regulations, be, and it is hereby, repealed and reenacted, with amendments, that Section 267-53, Specific Standards, of Article VIII, Special Exceptions, be, and it is hereby, repealed and reenacted, with amendments, all of Part 1, Standards, of Chapter 267, Zoning, and that Table, Design Requirements for Specific Uses: LI Light Industrial District, be, and it is hereby, added to Chapter 267, Zoning, and that Tables for Principal Permitted Uses for Specific Zoning Districts, of Chapter 267, Zoning, be, and they are hereby, repealed and reenacted, with amendments, all of the Harford County Code, as amended, all to read as follows:

Chapter 267. Zoning

Part 1. Standards

Article I. General Provisions

§ 267-4. Definitions.

For purposes of this Part 1, the following words and phrases shall have the meanings provided below:

CORPORATE OFFICES -- FACILITIES WHERE ADMINISTRATIVE OR CLERICAL OPERATIONS ARE PERFORMED AS THE PRINCIPAL USE FOR CORPORATIONS,

BUSINESSES, COMPANIES, PARTNERSHIPS AND ASSOCIATIONS. THE TERM "CORPORATE OFFICES" DOES NOT INCLUDE PROFESSIONAL SERVICES AS DEFINED IN THIS SUBSECTION UNLESS SUCH PROFESSIONAL SERVICES ARE PROVIDING ASSISTANCE SOLELY FOR THE USE OF THE CORPORATE OFFICES AND NOT THE GENERAL PUBLIC.

MINI-WAREHOUSING -- A BUILDING OR GROUP OF BUILDINGS THAT CONTAINS VARYING SIZES OF INDIVIDUAL COMPARTMENTALIZED AND CONTROLLED ACCESS STALLS FOR THE STORAGE OF CUSTOMERS' GOODS OR WARES.

PUBLIC UTILITY FACILITY -- A utility facility owned by a governmental agency or private organization, maintained and operated for benefit of the general public, but excluding highway maintenance facilities, sewage treatment plants, sewage pumping stations and solid waste transfer stations[, electrical transmission lines of sixty-nine (69) kilovolts or greater, microwave facilities and interstate and intrastate pipelines].

#### Article V. Supplementary Regulations

##### § 267-28. Buffer yards.

A. Purpose and location. Buffer yards shall be provided, based on the schedule below, to ameliorate conflicting adjacent uses. Buffer yards shall be located on the boundary of a project which adjoins the use to be buffered and shall be included within the setback areas or yards otherwise provided in this Part 1. The buffer yard area specified in this section may be part of the open space requirements noted in § 267-29, Open space.

B. Use. Buffer yards may be used for passive recreation, including trails, bike paths and picnic areas, but shall not be used for active recreation.

C. Buffer yard requirements. The following minimum buffer yard requirements shall be applicable to all districts:

Adjacent	Buffer
District	Yard Width

1	Proposed Use	or Use	(feet)
2	Agricultural service use	Residential use	10
3	Proposed residential use	Residential use	10
4	of a net density twice		
5	that of the adjacent		
6	existing or proposed		
7	residential project		
8	Residential rear yard	Collector and arterial	10
9		public roads	
10	Active public recreation	Residential use	10
11	of over 2 acres		
12	Business use		
13	RO District	Residential use	10
14	B-1 District	Residential use	10
15	B-2 District	Residential use	15
16	B-3 District	Residential use	20
17	Shopping center	Residential district	25
18	Commercial, Industrial	Residential district	15
19	[or Office/Research		
20	Industrial] District		
21	LIGHT INDUSTRIAL DISTRICT	RESIDENTIAL	15
22	General Industrial	Residential district	20
23	District		
24	Extraction or landfill	Residential use and	30
25		public roads	
26	Public utility facility	Residential use and	10

1		public roads	
2	Sewage pumping station	Residential use and	10
3		public roads	
4	All proposed uses	Historic landmark,	10 - 75
5		as designated by	(See Sub-
6		Historic Preser-	sections E
7		vation Commission	and F

8 Article VI. District Regulations

9 § 267-40. CI, [GI and ORI] LI AND GI Industrial Districts.

10 A. Purpose.

11 (1) CI Commercial Industrial District. This district is intended for industrial,  
12 office and business uses of a moderate scale and intensity.

13 (2) LI LIGHT INDUSTRIAL DISTRICT. THIS DISTRICT IS INTENDED  
14 TO PERMIT A MIX OF LIGHT MANUFACTURING, WAREHOUSING AND SERVICE  
15 USES. RETAIL SALES ARE NOT PERMITTED EXCEPT AS ACCESSORY TO A  
16 MANUFACTURING OR DISTRIBUTION OPERATION WHERE THE PRODUCT IS  
17 PRODUCED OR WAREHOUSED ON SITE OR AS OTHERWISE PERMITTED.

18 [(2)] (3) GI General Industrial District. This district is intended for industrial  
19 uses of a larger scale or more intensive processing with large areas of [uncovered]  
20 UNENCLOSED storage, which may generate substantially more impact on surrounding properties  
21 [than intended in the Commercial Industrial District]. RETAIL SALES ARE NOT PERMITTED  
22 EXCEPT AS ACCESSORY TO A MANUFACTURING OPERATION WHERE THE  
23 PRODUCT IS PRODUCED ON SITE OR AS OTHERWISE PERMITTED.

24 [(3) ORI Office/Research Industrial District. This district is intended for  
25 industrial, office and research uses compatible with adjacent residential uses. Business and  
26 highway-oriented uses are not permitted.]

1           B.       General regulations. Minimum lot area, area per dwelling or family unit, building  
2 setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum  
3 building height, as displayed in Tables XIII, XIV and XV, shall apply, subject to other  
4 requirements of this Part 1.

5           C.       Specific regulations applicable to industrial districts. The following uses are  
6 permitted, subject to the additional requirements below:

7                   (1)     Agriculture, subject to the minimum setback requirements.

8                   [(2)    Residential uses, in accordance with the following:

9                           (a)     Not more than one (1) dwelling unit for any industrial or business  
10 lot. The dwelling unit shall conform to the setback requirements of the principal use.

11                   (3)] (2)     Motor vehicle filling or service stations and repair shops in the CI  
12 District, provided that:

13                           (a)     Pumps shall be at least twenty-five (25) feet from all road  
14 rights-of-way.

15                           (b)     All portions of the lot used for storage or service of motor vehicles  
16 shall be paved with a hard surface, INCLUDING TRAVELWAYS.

17                           (c)     No obstructions which limit visibility at intersections or driveways  
18 shall be permitted.

19                           (d)     Lighting shall be designed and controlled so that any light shall be  
20 shaded, shielded or directed so that the light intensity or brightness shall not adversely affect the  
21 operation of vehicles or reflect into residential buildings.

22                           [(e)    No motor vehicle filling or service station driveway shall be located  
23 less than four hundred (400) feet from the property line of any public or private institutional use,  
24 including schools, houses of worship, hospitals, parks or playgrounds.

25                           (f)] (e)     Vehicles, except those vehicles used in the operation of the  
26 business or stored pending insurance settlement may not be stored on the property for more than



ninety (90) days.

[(4)] (3) Extraction activities in the CI and GI Districts, provided that:

(a) Upon filing an application with the State Department of Natural Resources, the applicant shall file a copy of the application with the Department of Planning and Zoning.

(b) Extraction activities shall be screened from adjacent residential lots and public roads pursuant to § 267-28, Buffer yards, or by a planted earth berm not less than six (6) feet in height and fifteen (15) feet in width.

[(5)] (4) Design requirements. The following design requirements shall apply in the CI, [GI or ORI] LI OR GI Districts:

(a) Lot coverage. The maximum building coverage and maximum impervious surface standards shall be as follows:

District	Maximum Building Coverage (percent of total lot)	Maximum Impervious Surface (percent of total lot)
CI	50%	85%*
LI	55%	85%*
GI	60%	90%*
[ORI	45%	80%]

\*SUBJECT TO FOREST CONSERVATION REQUIREMENTS.

(b) Parking. All parking or loading facilities shall be accommodated on the lot. All roads and parking areas shall be provided with an all-weather, dustless surface.

[(6)] (5) Modification of height requirements. Maximum building height may be exceeded if side and rear yards are increased in width and depth by one (1) additional foot for every one (1) foot of excess height.

[(7)] (6) Use limitations within the Commercial Industrial District. Any use

1 permitted within the Commercial Industrial District shall be subject to the following:

2 (a) Enclosed building. All uses permitted shall be conducted within an  
3 enclosed building, except for parking, loading, unloading, incidental storage and display, or as  
4 otherwise permitted.

5 (b) Outside storage restriction. Outside storage of materials or  
6 equipment not enclosed within a building or structure shall not cover more than fifty percent  
7 (50%) of the area and shall not be within the required front yard. Outside storage for the  
8 following uses may exceed fifty percent (50%) of the lot area when located not less than two  
9 hundred (200) feet from any residential district.

10 [1] Building material sales yards, including concrete mixing;  
11 lumberyard, including millwork; contractor's equipment storage yard or plant or rental of  
12 equipment commonly used by contractors; storage and sale of livestock feed and/or solid fuel,  
13 provided that dust is effectively controlled; storage yards for vehicles of a delivery service; and  
14 public utility yards for construction, maintenance or storage.

15 [2] Carnivals, circuses, concerts or public events.

16 [3] Flammable liquids, underground storage only[, not to exceed  
17 twenty-five thousand (25,000) gallons].

18 [4] Liquefied petroleum products, provided that said products  
19 are stored in tanks which meet the American Society of Mechanical Engineers Code design  
20 approval, and said storage shall comply with the rules and regulations of the latest edition of the  
21 NFPA No. 58 Standard for the storage and handling of liquefied petroleum gases, including any  
22 revisions thereof, and that the extent of such installation shall not exceed thirty thousand (30,000)  
23 gallons' water capacity.

24 (c) Retail trade uses. Retail trade uses are permitted, provided that not  
25 more than two (2) retail trade uses are on any single lot.

26 (d) Screening requirements. The outside storage area shall be screened

1 from a public arterial or collector road or any adjacent residential district. Such screening shall  
2 consist of landscaping, walls or solid fencing of a height of at least six (6) feet and shall be  
3 continuous to prevent visibility of the stored material or equipment.

4 [(e) Other restrictions. No use shall be permitted to be established or  
5 maintained which, by reason of its nature or manner of operation, is or may become hazardous,  
6 objectionable or offensive by explosion or the emission of odor, dust, smoke, cinders, gas, fumes,  
7 noise, vibration, refuse matter or water-carried waste, as determined by the State or County  
8 Department of Health and Mental Hygiene or the State Fire Marshal.]

9 (7) USE LIMITATIONS WITHIN THE LIGHT INDUSTRIAL DISTRICT.  
10 ANY USE PERMITTED WITHIN THE LIGHT INDUSTRIAL DISTRICT SHALL BE  
11 SUBJECT TO THE FOLLOWING:

12 (a) ENCLOSED BUILDING. ALL USES PERMITTED SHALL BE  
13 CONDUCTED WITHIN AN ENCLOSED BUILDING, EXCEPT FOR PARKING, LOADING,  
14 UNLOADING, INCIDENTAL STORAGE AND DISPLAY OR AS OTHERWISE PERMITTED.

15 (b) OUTSIDE STORAGE RESTRICTION. OUTSIDE STORAGE OF  
16 MATERIALS OR EQUIPMENT, NOT ENCLOSED WITHIN A BUILDING OR STRUCTURE,  
17 SHALL NOT COVER MORE THAN FIFTY PERCENT (50%) OF THE GROSS AREA AND  
18 SHALL NOT BE WITHIN THE REQUIRED FRONT YARD. OUTSIDE STORAGE FOR THE  
19 FOLLOWING USES MAY EXCEED FIFTY PERCENT (50%) OF THE LOT AREA WHEN  
20 LOCATED NOT LESS THAN TWO HUNDRED (200) FEET FROM ANY RESIDENTIAL  
21 DISTRICT.

22 [1] BUILDING MATERIAL SALES YARDS, INCLUDING  
23 CONCRETE MIXING; LUMBERYARD, INCLUDING MILLWORK; CONTRACTOR'S  
24 EQUIPMENT STORAGE YARD OR PLANT OR RENTAL OF EQUIPMENT COMMONLY  
25 USED BY CONTRACTORS; STORAGE AND SALES OF LIVESTOCK FEED AND/OR  
26 SOLID FUEL, PROVIDED THAT DUST IS EFFECTIVELY CONTROLLED; STORAGE

1 YARDS FOR VEHICLES OR A DELIVERY SERVICE; AND PUBLIC UTILITY YARDS FOR  
2 CONSTRUCTION, MAINTENANCE OR STORAGE.

3 [2] CARNIVALS, CIRCUSES, CONCERTS OR PUBLIC  
4 EVENTS.

5 (c) SCREENING REQUIREMENTS. OUTSIDE STORAGE AREAS  
6 SHALL BE SCREENED FROM ANY ARTERIAL OR COLLECTOR ROAD OR ANY  
7 ADJACENT RESIDENTIAL DISTRICT. SUCH SCREENING SHALL CONSIST OF  
8 LANDSCAPING, WALLS OR SOLID FENCING OF A HEIGHT OF AT LEAST SIX (6) FEET  
9 AND SHALL BE CONTINUOUS TO PREVENT VISIBILITY OF THE STORED MATERIAL  
10 OR EQUIPMENT.

11 (8) Use limitations within THE General Industrial District. Any use permitted  
12 in the General Industrial District shall be subject to the following:

13 (a) Outside storage restrictions. Outside storage of materials or  
14 equipment shall not exceed seventy percent (70%) of the GROSS lot area.

15 (b) Screening requirements. The outside storage area shall be screened  
16 to fifty-percent (50%) opacity from an arterial or collector road or adjacent residential district.  
17 Such screening shall consist of landscaping, walls, topographic break or fencing of a height of at  
18 least six (6) feet.

19 [(c) Office and retail trade limitations. Office and retail trade uses may  
20 be permitted when part of an overall development plan approved by the Department of Planning  
21 and Zoning for the entire parcel. Service uses, except personal services, may occupy up to ten  
22 percent (10%) of the parcel area, retail trade and personal services uses up to five percent (5%).

23 (9) Use limitations within the ORI District. Any use permitted within the  
24 Office/Research Industrial District shall be subject to the following:

25 (a) Enclosed building. All uses permitted shall be conducted within an  
26 enclosed building, except for parking, loading, unloading and incidental storage.

(b) Outside storage prohibited. Outside storage of materials or equipment not enclosed within a building is prohibited.

(c) Other restrictions. No use shall be permitted to be established or maintained which, by reason of its nature or manner of operation, is or may become hazardous, objectionable or offensive by explosion or the emission of odor, dust, smoke, cinders, gas, fumes, noise, vibration, refuse matter or water-carried waste, as determined by the State or County Department of Health and Mental Hygiene or the State Fire Marshal.

(d) Public water facility required.

[1] If the height of a building classified as an industrial use exceeds forty (40) feet or three (3) stories, such building must be connected to a public water facility.

[2] If the height of a building classified as an institutional use exceeds thirty (30) feet, such building must be connected to a public water facility.]

(c) INDUSTRIAL DEVELOPMENTS WITH OVERALL DEVELOPMENT PLAN APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO THE EFFECTIVE DATE OF THIS ACT MAY INCLUDE OFFICE, RETAIL AND SERVICE USES. SERVICE USES, EXCEPT PERSONAL SERVICES, MAY OCCUPY UP TO 10% OF THE PARCEL AREA, RETAIL TRADE AND PERSONAL SERVICE USES UP TO 5%.

[(10)] (9) Rubble landfills are permitted in the CI, LI and GI Districts in accordance with § 267-40.1 of this chapter.

§ 267-40.1. Rubble landfills.

A rubble landfill may be permitted in the AG, RR, R, R1, R2, R3, R4, RO, VR, VB, B1, B2, B3, CI, LI and GI Districts only if:

A. The site is at least one hundred (100) acres in size;

B. The site has a buffer that satisfies the requirements of § 267-28D(4) of this chapter;

C. All areas in which solid waste is deposited are at least five hundred (500) feet from the Floodplain District established by Chapter 131 of this Code;

D. Notwithstanding § 267-28D(4) of this chapter, all areas in which solid waste is deposited are at least one thousand (1,000) feet from any lawfully permitted off-site residential or institutional building;

E. The rubble landfill is contoured to substantially conform to the original grade of the site and, in any case, the height of the landfill does not exceed the height of the tallest structure or natural feature within two thousand five hundred (2,500) feet of the parcel.

#### Article VIII. Special Exceptions

##### § 267-53. Specific standards.

The special exceptions enumerated herein, in addition to other conditions as may be imposed by the Board, shall comply with the following requirements:

#### A. Amusements.

(1) Arenas and stadiums. These uses may be granted in the B3, CI, LI and GI Districts, provided that:

(a) Separate vehicular entrances and exits shall be provided at least four hundred (400) feet away from any road intersection.

(b) No buildings or structures, including rides or other apparatus, shall be located less than fifty (50) feet from any parcel boundary nor less than two hundred (200) feet from any adjacent residential lot.

(c) No automobile parking space shall be located within any required setback area nor within fifty (50) feet of any adjacent residential lot.

(d) A minimum parcel area of seventy-five (75) acres is established.

(e) A buffer yard of fifty (50) feet shall be provided adjacent to any residential lot line.

(2) Country clubs, golf clubs, tennis and swim clubs. These uses may be

1 granted in the AG, R, RR, R1, R2, R3, R4 and GI Districts, provided that:

2 (a) No off-street parking or loading area shall be located within any  
3 required yard or within twenty-five (25) feet of any parcel boundary.

4 (b) Off-street parking and loading areas, swimming pools, and tennis  
5 courts shall be screened from adjacent residential lots.

6 (c) The principal access road shall be provided from an arterial or  
7 collector road.

8 (d) No more than 20% of the land area upon which such a use is  
9 conducted may be located in the GI District.

10 (e) Any outside lighting used to illuminate a use permitted under this  
11 section shall be designed, installed and maintained in a manner not to cause a glare or reflection  
12 on adjacent residential lots.

13 (3) Fairgrounds, racetracks and theme parks. These uses may be granted in the  
14 AG, CI, LI and GI Districts, provided that:

15 (a) A minimum parcel area of seventy-five (75) acres is established.

16 (b) The principal access shall be provided from an arterial or collector  
17 road.

18 (c) Separate vehicular entrances and exits shall be provided at least four  
19 hundred (400) feet away from any road intersection.

20 (d) No buildings or structures, including rides or other apparatus, shall  
21 be located less than fifty (50) feet from any parcel boundary or less than two hundred (200) feet  
22 from any adjacent residential lot.

23 (e) No automobile parking space shall be located within any required  
24 setback area or within fifty (50) feet of any adjacent residential lot.

25 (f) A buffer yard or fifty (50) feet shall be provided adjacent to any  
26 residential lot line.

1 (4) Marinas and boat launching, storage and repair. These uses may be granted  
2 in the AG, RR, R1, R2, R3, R4, B1, [and] B2 AND LI Districts, provided that:

3 (a) In the urban residential districts, such facilities shall be a part of a  
4 conventional development with open space (COS) or a planned residential development (PRD).

5 (b) A buffer yard at least fifteen (15) feet wide shall be provided along  
6 any boundary with an adjacent residential lot and along any public road.

7 (5) Motor vehicle recreation and go-cart tracks. These uses may be granted in  
8 the AG and GI Districts, provided that:

9 (a) A minimum parcel area of twenty-five (25) acres is established.

10 (b) Proper sediment control measures are used for any stormwater  
11 runoff.

12 (c) The primary activity takes place a minimum of two hundred (200)  
13 feet from any adjacent residential lots.

14 (6) Riding stables, commercial or club. These uses may be granted in the AG  
15 District, provided that:

16 (a) No stable shall be located within two hundred (200) feet of any  
17 residential lot.

18 (b) A minimum parcel area of three (3) acres shall be established.

19 (7) Outdoor theaters. These uses may be granted in the AG District, provided  
20 that:

21 (a) Such theaters shall be for live productions only.

22 (b) All structures shall be located at least two hundred (200) feet from  
23 any adjacent residential lot.

24 (c) Parking areas shall be screened from adjacent residential lots.

25 (8) Indoor shooting ranges. These uses may be granted in the AG District,  
26 provided that:



1 (a) Adequate measures are taken to ensure that no loaded firearms will  
2 be brought into or taken out of the building.

3 (b) The sale, consumption or possession of alcoholic beverages on the  
4 premises is forbidden.

5 (c) Such range is constructed in such a manner as to eliminate danger  
6 to persons or property from flying projectiles.

7 (d) The manner and times of operation shall be such that there will be  
8 no resulting detrimental disturbances to neighboring uses.

9 (9) Golf driving ranges. These uses may be granted in the AG District,  
10 provided that:

11 (a) The use shall not be within fifty (50) feet of any lot line nor within  
12 two hundred (200) feet of any adjacent residential lot.

13 (b) A minimum parcel area of three (3) acres shall be provided.

14 (10) Trap, skeet, rifle or archery ranges, outdoor. These uses may be granted  
15 in the AG, CI and GI Districts, provided that:

16 (a) A minimum parcel area of seventy-five (75) acres shall be required  
17 for all rifle and pistol ranges. A minimum parcel area of twenty-five (25) acres shall be required  
18 for all trap, skeet and archery ranges.

19 (b) Discharging of firearms or release of arrows shall not be permitted  
20 within five hundred (500) feet of any property line.

21 (c) Such range is constructed in such a manner as to eliminate danger  
22 to persons or property from flying projectiles.

23 (d) The manner and times of operation shall be such that there will be  
24 no resulting detrimental disturbances to residential neighborhoods.

25 (e) The facilities shall be designed so that the topographic features of  
26 the parcel are used to enhance safety and minimize firearm noise.

1                   (11) Indoor theaters. These uses may be granted in an AG District, provided  
2 that:

3                   (a) Such theaters shall be for live productions only.

4                   (b) The proposed uses shall be located on an historic site or within an  
5 historic structure.

6                   (c) Any historic structures renovated and uses shall be subject to review  
7 by the Historic District Commission.

8                   (d) The project shall respond to and be protective of natural and historic  
9 features of the site.

10                  (e) All structures shall be located at least two hundred (200) feet from  
11 any adjacent residential lot.

12                  (f) Parking areas shall be screened from adjacent residential lots.  
13 Sufficient parking to accommodate all patrons on the site shall be provided.

14                  (g) A minimum parcel area of three (3) acres is established.

15                  (h) Activities or uses on the site shall be limited to those approved by  
16 the Board.

17           B. Industrial uses.

18                  (1) Offal or dead animal disposal or processing services. These uses may be  
19 granted in the AG and GI Districts, provided that:

20                  (a) The vehicles and equipment are stored entirely within an enclosed  
21 building or are screened from adjacent residential lots and public roads.

22                  (b) No vehicle used for transportation of offal or dead animals is parked  
23 or equipment is stored within any required yard.

24                  (2) Paper and allied products (SIC-26). These uses may be granted in the GI  
25 District, provided that structures are designed so as to ensure that the activities conducted therein  
26 will not endanger the public health and safety and, further, that any odors will not be a nuisance

1 to the neighborhood.

2 (3) Petroleum refining (SIC-2911). These uses may be granted in the [GI  
3 District] LI AND GI DISTRICTS, provided that:

4 (a) Such buildings and structures are constructed to ensure that the  
5 activities enclosed therein will not endanger the public health and safety.

6 (b) The applicant bears the cost of such additional fire-protection  
7 services as the use may necessitate.

8 (4) Lubricating oils and greases (SIC-2992). These uses may be granted in the  
9 GI District, provided that:

10 (a) Such buildings and structures are constructed to ensure that the  
11 activities enclosed therein will not endanger the public health and safety.

12 (b) The applicant bears the cost of such additional fire-protection  
13 services as the use may necessitate.

14 (5) Asbestos products (SIC-3292). These uses may be granted in the GI  
15 District, provided that:

16 (a) Such buildings are constructed to ensure that the activities enclosed  
17 therein will not endanger the public health and safety.

18 (b) Outside storage is prohibited.

19 (6) Ammunition (SIC's 3482 and 3483). These uses may be granted in the [GI  
20 District] LI AND GI DISTRICTS, provided that such buildings are constructed to ensure that the  
21 activities enclosed therein will not endanger the public health and safety.

22 (7) ORDNANCE AND ACCESSORIES (SIC-348). THESE USES MAY BE  
23 GRANTED IN THE LI DISTRICT PROVIDED THAT:

24 (a) THE OPERATION AND TESTING OCCUR ONLY BETWEEN  
25 THE HOURS OF 7:00 A.M. AND 10:00 P.M.

26 (b) THE TRAJECTORY OF ANY WEAPONS BEING TESTED

1 OUTDOORS BE DIRECTED AWAY FROM ANY BUILDINGS WITHIN SITE-LINE,  
2 WITHIN ONE-HALF MILE.

3 (c) UNDERGROUND TESTING MUST OCCUR WITHIN  
4 APPROVED CONTAINMENT DEVICES.

5 (d) AIR DROPS OF ORDNANCE AND ACCESSORIES IS  
6 PROHIBITED.

7 (e) APPROPRIATE OFFSITE SIGNS SHALL BE POSTED WITHIN  
8 STANDARD LIMITS, WARNING OF EXPLOSIONS AND RADIO-WAVE INTERFERENCE.

9 (f) FACILITIES TESTING SELF-PROPELLED MACHINERY  
10 SHALL BE BUFFERED WITH A ONE HUNDRED (100) FOOT LANDSCAPED BUFFER  
11 YARD THAT PROVIDES A 100% OPAQUE SCREEN YEAR-ROUND.

12 C. Institutional uses.

13 (1) Cemeteries, memorial gardens and crematories. These uses may be granted  
14 in any district, except the LI AND GI District, provided that:

15 (a) A minimum parcel of twenty (20) acres for cemeteries and memorial  
16 gardens shall be established, unless such uses are accessory to a house of worship.

17 (b) Structures used for interment, including mausoleums, vaults or  
18 columbariums, shall be set back not less than eighty (80) feet from any road bounding the  
19 cemetery and not less than fifty-five (55) feet from any other lot line.

20 (c) All graves or burial plots shall be set back not less than thirty (30)  
21 feet from any public road right-of-way and not less than fifty (50) feet from any adjacent lot line.

22 (d) Such use shall be subject to the approval of the State Department of  
23 Health and Mental Hygiene.

24 (2) Civil service clubs and fraternal organizations. These uses may be granted  
25 in the AG, RR, R1, R2, R3, R4 and VR Districts, provided that:

26 (a) Any building shall be at least one hundred (100) feet from any

1 adjacent residential lot and at least fifty (50) feet from any other lot line. The front yard depth  
2 shall be at least one hundred (100) feet, except along roads with eighty-foot rights-of-way or  
3 more, where the front yard depth shall be at least fifty (50) feet.

4 (b) Total building coverage shall not be more than thirty percent (30%)  
5 of the parcel area.

6 (c) No parking area shall be located in any required front yard.

7 (d) A buffer yard of at least ten (10) feet shall be provided along any  
8 boundary with an adjacent residential lot, except that, if alcoholic beverages are served, then the  
9 buffer yard shall be at least fifty (50) feet.

10 (3) Community centers or assembly halls. These uses may be granted in the  
11 AG, RR, R, R1, R2, R3, R4 and VR Districts, provided that:

12 (a) Any building shall be at least one hundred (100) feet from any  
13 adjacent residential lot and at least fifty (50) feet from any other lot line. The front yard depth  
14 shall be at least one hundred (100) feet, except along roads with eighty-foot rights-of-way or  
15 more, where the front yard depth shall be at least fifty (50) feet.

16 (b) Total building coverage shall not be more than thirty percent (30%)  
17 of the parcel area.

18 (c) No parking space shall be located in any required frontyard.

19 (d) A buffer yard of at least ten (10) feet shall be provided along any  
20 boundary with an adjacent residential lot.

21 (4) Day-care centers.

22 (a) These uses may be granted in the AG, RR, R, R1, R2, R3, R4 and  
23 VR Districts, provided that:

24 [1] A minimum parcel area of one-half ( $\frac{1}{2}$ ) acre is established.

25 [2] Access to the facility shall be from an arterial or collector  
26 road, with all outdoor play areas located in a solid-fenced or screened area in the rear of the

1 building.

2 [3] The operation may be conducted in a previously existing  
3 structure, or, if a new structure is constructed, the architecture of the building shall be harmonious  
4 with other architecture within the neighborhood.

5 [4] If the operator of a day-care center operated in a church,  
6 private school or public school has obtained a zoning certificate under the provisions of §  
7 267-26D(12) of this chapter, the day-care center is exempt from the requirements of this  
8 Subsection C(4).

9 (b) These uses may be granted in the CI, LI AND GI[, and ORI]  
10 Districts, provided that:

11 [1] Access to the facility shall be from a public road;

12 [2] In order to minimize children's exposure to noise and other  
13 emissions from roads, parking areas and industrial activities, the facility's outdoor play area shall  
14 be fenced and shall be screened with a combination of evergreen and deciduous trees that are at  
15 least six (6) feet high;

16 [3] Before opening the facility, its operator shall file emergency  
17 evacuation and sheltering plans for the facility with the Emergency Operations Division and the  
18 three (3) closest volunteer fire and ambulance companies; and

19 [4] The Board may deny an application if the proposed facility  
20 would be located near an industrial use that constitutes a potential hazard to the children in the  
21 facility.

22 (5) Fire station, with fire station assembly hall. This use may be granted in the  
23 RR, R, R1, R2, R3, R4 and VR Districts, provided that:

24 (a) A minimum parcel area of three (3) acres is established.

25 (b) Any building shall be at least one hundred (100) feet from any  
26 adjacent residential lot and at least fifty (50) feet from any other lot line. The front yard depth

shall be at least one hundred (100) feet, except along roads with eighty-foot rights-of-way or more, where the front yard depth shall be at least fifty (50) feet.

(c) Total building coverage shall not be more than thirty percent (30%) of the parcel area.

(d) No parking space shall be located in any required front yard or less than fifty (50) feet from any adjacent residential lot.

(e) A buffer yard of at least ten (10) feet shall be provided along any boundary with an adjacent residential lot.

(6) Hospitals. These uses may be granted in the R2, R3, R4 and VR Zones, provided that:

(a) A minimum parcel area of fifteen (15) acres is established.

(b) The hospital complies with all applicable rules and regulations of the State Department of Health and Mental Hygiene.

(c) The hospital must be serviced by public water and sewer systems.

(d) Any structure is located at least two hundred (200) feet from any adjacent residential lot.

(e) Any parking area shall be at least fifty (50) feet from any adjacent residential lot.

(f) Access to the use shall be from an existing or proposed arterial or collector road.

(7) Schools, colleges and universities. These uses may be granted in any district, except the [GI District] LI AND GI DISTRICTS, provided that:

(a) Schools, colleges and universities which offer any general academic instruction at levels above the eighth grade must have:

[1] A parcel of at least three (3) acres. An additional eight hundred seventy-five (875) square feet of parcel area will be required for each student in excess

1 of fifty (50)[, except in the ORI District].

2 [2] A parcel frontage of at least three hundred (300) feet[, except  
3 in the ORI District,] which will require a frontage of one hundred (100) feet.

4 [3] A front yard depth of at least fifty (50) feet, a side yard depth  
5 equal to at least two (2) times the height of the tallest institutional building located on the parcel  
6 which is approximate to the side lot line and a rear yard depth of at least fifty (50) feet.

7 (b) Kindergartens must have:

8 [1] A parcel area of at least twenty thousand (20,000) square feet  
9 per fifteen (15) students or fraction thereof.

10 [2] A parcel frontage of at least one hundred (100) feet.

11 [3] A front yard depth of at least forty (40) feet, a side yard  
12 depth equal to at least the height of the tallest institutional building located on the parcel which  
13 is proximate to the side yard and a rear yard depth of at least forty (40) feet.

14 (c) All other educational institutions must comply with the following:

15 [1] where the maximum attendance at any one (1) time does not  
16 exceed forty (40) students, such institution must have:

17 [a] A parcel area of at least twenty thousand (20,000)  
18 square feet per fifteen (15) students or fraction thereof.

19 [b] A parcel frontage of at least one hundred fifty (150)  
20 feet.

21 [c] A front yard depth of at least forty (40) feet, a side  
22 yard depth equal to at least the height of the tallest institutional building located on the parcel  
23 which is proximate to the side yard and a rear yard depth of at least forty (40) feet.

24 [2] Where the maximum attendance at any one (1) time exceeds  
25 forty (40) students, such institution must have:

26 [a] A parcel area of at least three (3) acres, plus seven



1 hundred (700) square feet for each student in excess of sixty (60).

2 [b] A parcel frontage of at least two hundred (200) feet.

3 [c] A front yard depth of at least fifty (50) feet, a side  
4 yard depth equal to at least two (2) times the height of the tallest institutional building located on  
5 the parcel which is proximate to the side yard and a rear yard depth of at least fifty (50) feet.

6 (d) School buses shall be garaged or shall be stored in an area to the rear  
7 of the main building and adequately screened.

8 (e) A buffer yard ten (10) feet wide shall be provided along the  
9 boundary with an adjacent residential lot.

10 D. Motor vehicle and related services.

11 (1) Commercial vehicle and equipment storage and farm vehicle and equipment  
12 sales and service. These uses may be granted in the AG District, and commercial vehicle and  
13 equipment storage may be granted in the VB District, provided that:

14 (a) The vehicles and equipment are stored entirely within an enclosed  
15 building or are fully screened from view of adjacent residential lots and public roads.

16 (b) The sales and service of construction and industrial equipment may  
17 be permitted as an accessory use incidental to the sales and service of farm vehicles and  
18 equipment.

19 (c) A minimum parcel area of two (2) acres shall be provided.

20 (2) (Reserved)

21 (3) Motor vehicle repair shops. These uses may be granted in the AG and B1  
22 Districts, provided that:

23 (a) A buffer yard at least 10 feet wide shall be provided along any  
24 adjacent road right-of-way or adjacent residential lot.

25 (b) The requirements of § 267-39C(7) of this chapter for service stations  
26 and repair shops in the B2 and B3 Districts shall be met.

1 (c) Unless Board approval is granted, accessory buildings and outdoor  
2 storage of vehicles, tires, and equipment shall be prohibited.

3 (d) The operator of the shop shall maintain a log of all vehicles repaired.  
4 For each vehicle, the log shall include the vehicle identification number and a description of the  
5 vehicle and identify the dates the vehicle arrived and was removed. The log shall be available for  
6 inspection during normal business hours. If no log exists, it shall be assumed for the purposes of  
7 § 267-39C(7)(f) that each vehicle has been stored on the property for 90 days.

8 (e) The rental or storage of trailers, boats, and trucks shall be  
9 prohibited.

10 (f) Proposed outdoor storage areas and refuse storage areas shall be  
11 fenced or screened from adjacent properties and shown on the site plan submitted for Board  
12 approval.

13 (g) Materials, textures, colors and designs of fences, walls, and  
14 screening shall be compatible with the on-site development, adjacent properties, and the  
15 neighborhood. When a wall is required, a planting strip at least 5 feet wide shall be provided also  
16 and shall include trees and shrubs that are at least 2 feet high when planted and that may be  
17 expected to form a year-round dense screen within 3 years. The location and species of trees and  
18 shrubs used for screening shall be chosen with consideration for the size of the trees and shrubs  
19 at maturity. Fences, walls, screening, and planting strips shall be located so that they do not  
20 constitute sight obstructions for the drivers of vehicles entering or exiting the parcel or any  
21 adjacent lot or parcel.

22 (h) The fumes, odors and noise from the vehicle-related work shall be  
23 minimized.

24 (i) A minimum parcel area of 1 acre shall be required.

25 (j) In the AG District, the use shall be operated by the resident of the  
26 property.

1                   (4)     Salvage and junk yards. These uses may be granted in the GI District,  
2     provided that:

- 3                   (a)     A minimum parcel area of ten (10) acres is required.
- 4                   (b)     View of the storage and salvage areas is screened from public roads  
5     and neighboring residences by means of a solid masonry or wood fence at least six (6) feet high.  
6     A buffer yard ten (10) feet wide shall be provided at the property line along the outside of any  
7     required fence.
- 8                   (c)     No salvage material or junk may be piled more than six (6) feet high  
9     or above the level of the screening, whichever is greater.

10           E.     Natural resource uses.

11                   (1)     Mineral extraction and processing. These uses may be granted in the AG,  
12     RR, R, R1, R2, R3, R4, RO, VR, VB, B1, B2 and B3 Districts, provided that:

- 13                   (a)     A permit for such use has been approved by the State Department  
14     of Natural Resources.
- 15                   (b)     No building or structure shall be located within one hundred (100)  
16     feet of any road right-of-way or adjoining property line.
- 17                   (c)     No washing, crushing, processing, blasting or similar operation shall  
18     be conducted within two hundred (200) feet of any road right-of-way or adjacent residential lot.
- 19                   (d)     Existing trees and ground cover along public road frontage shall be  
20     preserved, maintained and supplemented by the selective cutting, transplanting and addition of  
21     trees, shrubs and other ground cover for the depth of the front yard setback. Where it is  
22     determined that landscaping is not practical because of soil and/or operation conditions, other  
23     screening shall be provided.

24                   (e)     Any use authorized as a conditional use pursuant to Board of Appeals  
25     approval prior to the effective date of this Part 1, as amended, shall comply with the conditions  
26     as previously established, Any use authorized after the effective date of this Part 1, as amended,

1 may proceed, subject to the conditions of this section. Where a conditional use or special  
2 exception has been granted, any modification or change of operations affecting the conditions or  
3 expansion of the use shall be subject to approval by the Board of Appeals.

4 (2) Sawmills. These uses may be granted in the AG and B3 Districts, provided  
5 that:

6 (a) A minimum parcel area of ten (10) acres is required.

7 (b) Noise shall not become a nuisance to the neighborhood.

8 F. Residential uses.

9 (1) Apartments, dwellings, garden, mid-rise and high-rise. These uses may be  
10 granted in the R4 and B3 Districts, provided that:

11 (a) A minimum parcel area of not less than five (5) nor more than fifteen  
12 (15) acres shall be established.

13 (b) The density shall not exceed twenty (20) dwelling units per acre for  
14 mid-rise apartments and thirty (30) dwelling units per acre for high-rise apartments, and the  
15 maximum building coverage shall be forty percent (40%) of the total parcel for mid-rise  
16 apartments and thirty percent (30%) of the total parcel for high-rise apartments.

17 (c) The location is suitable for apartment dwellings with regard to  
18 traffic, access, efficiency and convenience of land use and safety.

19 (d) The proposed project is designed with properly arranged traffic flow  
20 and parking, buildings which are compatible and harmonious with surrounding uses, minimum  
21 obstruction to the view of those who live in the surrounding area and no adverse effect upon  
22 adjoining or surrounding properties.

23 (e) The open space shall constitute at least thirty-five percent (35%) of  
24 the parcel area, of which at least forty percent (40%) shall be suitable for and devoted to active  
25 recreation.

26 (f) Any area not used for buildings, structures or parking shall be

1 landscaped and properly maintained.

2 (g) In the B3 District, apartment dwelling structures shall be able to  
3 provide retail and service uses primarily intended for the future residents to the extent of one  
4 thousand (1,000) square feet of gross floor area for every one hundred (100) dwelling units within  
5 the project. Business uses shall be located on only the first two (2) floors of any building. No  
6 more than one (1) restaurant or bar shall be permitted. No freestanding signs advertising the  
7 business uses shall be allowed.

8 (2) Camps, retreats and recreational vehicle parks. These uses may be granted  
9 in the AG District, provided that:

10 (a) Recreational vehicle parks shall contain electrical and water outlets  
11 for individual sites, one (1) or more central sanitary stations, toilets and shower facilities.

12 (b) The parcel shall have a minimum frontage of two hundred (200) feet  
13 on a collector or arterial road.

14 (c) The maximum density permitted shall be ten (10) campsites or rooms  
15 per acre, with a minimum campsite size of three thousand (3,000) square feet. All campsites shall  
16 be at least fifty (50) feet from any property line.

17 (d) One (1) freestanding sign, not more than fifty (50) square feet in area  
18 and not more than twenty-five (25) feet in height, shall be permitted along each road frontage.  
19 Building- identification signs shall be attached to buildings and shall not exceed a total of ten (10)  
20 square feet.

21 (e) The only permitted permanent residential occupancy shall be for the  
22 resident owner or manager.

23 (3) Cottage houses. A cottage house requiring approval as a special exception  
24 under § 267-27B(8) of this chapter may be granted if it conforms to the requirements of that  
25 section.

26 (4) Country inns and resorts. These uses may be granted in the AG, RR, R,

1 R1, R2, R3, R4, RO and VR Districts, provided that:

2 (a) The country inn or resort shall provide eating and sleeping facilities  
3 for at least three (3) guests on a daily or weekly short-term basis.

4 (b) The project shall be responsive to the natural and historic features  
5 of the parcel.

6 (c) Any historic structures renovated and used shall be subject to review  
7 by the Historic District Commission.

8 (5) Group homes. These uses may be granted in the AG, R, RR, R1, R2, R3,  
9 R4, RO and VR Districts, provided that:

10 (a) A minimum parcel area of three (3) acres is required in the AG  
11 District. A minimum parcel area of two (2) acres is required in the RR, R and R1 Districts.

12 (b) The intensity of the group quarters is limited to eight (8) residents  
13 per acre of the parcel.

14 (6) Mobile homes. These uses may be granted in the R3, R4, VR, VB, B1, B2  
15 and B3 Districts, provided that:

16 (a) The main roof of each unit shall be pitched, having at least one (1)  
17 foot of rise for each four (4) feet of horizontal. The roofing material shall be compatible with  
18 residential dwellings within the neighborhood in which the mobile home is to be located.

19 (b) The exterior finish of the unit shall be of a color, material and scale  
20 which are harmonious with the existing residential dwellings within the neighborhood in which  
21 the mobile home is to be located. In no case shall the degree of reflectivity of exterior finishes  
22 exceed that of semigloss white paint. Siding, trim and features shall be compatible with other  
23 materials used in construction of the mobile home unit.

24 (c) The mobile home unit shall be placed on a permanent foundation in  
25 accordance with the manufacturer's specifications. Installation shall include a positive surface  
26 water drainage away from each unit.

1 (d) All wheels, axles, transporting lights and removable towing  
2 apparatus shall be removed from each unit prior to occupancy.

3 (e) The lot size and yard requirements applicable to a single-family  
4 detached dwelling in the respective zoning district shall apply to mobile homes.

5 (f) In the VR and VB Districts, mobile homes shall have a minimum  
6 width of twenty-four (24) feet and a minimum length of forty-eight (48) feet.

7 (7) Nursing homes. These uses may be granted in the AG, RR, R, R1, R2,  
8 VR, VB and B1 Districts, provided that:

9 (a) A minimum parcel area of five (5) acres is established and a  
10 maximum building coverage of forty percent (40%) of the parcel is provided.

11 (b) The setbacks of the district for institutional uses shall be met.

12 (c) The density shall not exceed twenty (20) beds per acre of the parcel.

13 (8) Personal-care boarding homes. These uses may be granted in the AG, RR,  
14 R, R1, R2, R3, R4, RO, VB and VR Districts, provided that:

15 (a) The proposed use shall be located in a single-family detached  
16 dwelling.

17 (b) The proposed use meets the minimum lot size requirements for a  
18 conventional single-family residence in the district where located.

19 (c) A maximum density of one (1) boarder per two thousand (2,000)  
20 square feet of lot area shall be maintained.

21 (d) Adequate off-street parking shall be provided.

22 (e) Where an application is for construction of a new dwelling, the  
23 building shall be similar in appearance to other single-family dwellings in the neighborhood.

24 (9) HOTELS AND MOTELS. THESE USES MAY BE GRANTED IN THE  
25 LI DISTRICT, PROVIDED THAT:

26 (a) ALL OUTDOOR LIGHTING SHALL BE SO ARRANGED AND

1 SHIELDED THAT LIGHT INTENSITY SHALL NOT REFLECT INTO RESIDENTIAL  
2 STRUCTURES.

3 (b) A MINIMUM BUFFER YARD OF TEN (10) FEET SHALL BE  
4 PROVIDED BETWEEN THE PARKING LOT AND ANY ADJACENT LOT LINE.

5 (c) ALL RECREATIONAL ACTIVITIES SHALL BE SCREENED  
6 FROM ADJACENT RESIDENTIAL PROPERTIES.

7 G. Retail trade.

8 (1) Antique shops, art galleries and museums. These uses may be granted in  
9 the AG District, provided that:

10 (a) A minimum parcel area of two (2) acres is required and the proposed  
11 use is located in an historic structure.

12 (b) The parking requirements of § 267-25 are met and all parking areas  
13 are screened from adjacent residential lots.

14 (2) Auction sales, animals. These uses may be granted in the AG, VB and B3  
15 Districts, provided that:

16 (a) A minimum parcel area of three (3) acres shall be established.

17 (b) No facility for overnight shelter of animals shall be within two  
18 hundred (200) feet of any adjacent residential lot.

19 (3) Specialty shops. These uses may be granted in the VR District, provided  
20 that:

21 (a) A buffer yard of ten (10) feet is provided between the parking area  
22 and any adjacent residential lot.

23 (b) Retail sales area shall not exceed five thousand (5,000) square feet.

24 H. Services.

25 (1) Construction services and suppliers. These uses may be granted in the AG  
26 and VB Districts, provided that a buffer yard ten (10) feet wide shall be provided around all



1 outside storage and parking areas when adjacent to a residential lot or visible from a public road.

2 (2) Funeral homes and mortuaries. These uses may be granted in the AG  
3 District, provided that:

4 (a) The proposed use shall be located in a building which is residential  
5 in character and architectural in style.

6 (b) A buffer yard ten (10) feet wide shall be provided between the  
7 parking area and any residential lot or public road.

8 (c) Access for such use shall be from an arterial or collector road.

9 (d) A minimum parcel area of three (3) acres is established.

10 (3) Kennels. These uses may be granted in the AG, VB, B1 and B2 Districts,  
11 provided that all buildings for the shelter of animals and all runways shall be located at least two  
12 hundred (200) feet from any lot line.

13 (4) Pet grooming. This use may be granted in the AG, VB, B1 and B2  
14 Districts, provided that:

15 (a) The activity takes place inside a completely enclosed building.

16 (b) No animals may be kept overnight, except those owned by the  
17 proprietor.

18 (5) Personal services. These uses may be granted in the VR District, provided  
19 that:

20 (a) A buffer yard of ten (10) feet is provided between the parking area  
21 and any adjacent residential lot.

22 (b) Gross floor area shall not exceed five thousand (5,000) square feet.

23 (6) Professional services. These uses may be granted in the VR District,  
24 provided that:

25 (a) A buffer yard of ten (10) feet is provided between the parking area  
26 and any adjacent residential lot.

(b) Gross floor area shall not exceed five thousand (5,000) square feet.

(7) Restaurants. These uses may be granted in the VB and B1 Districts, provided that:

(a) In the VB and B1 Districts, the minimum parcel requirements in the B2 District shall apply.

(b) The parking and access requirements of this Part 1 shall apply.

(c) The use is located with direct access to an arterial or collector road.

(8) Veterinary clinics or hospitals. These uses may be granted in the AG and B2 Districts, provided that:

(a) A minimum parcel area of three (3) acres is required.

(b) The use shall be located with direct access to an arterial or collector road.

(c) A buffer yard ten (10) feet wide shall be provided between the parking area and any adjacent residential lot.

(d) Any runways shall be set back at least two hundred (200) feet from any lot line.

(9) Health services and medical clinics. These uses may be granted in the AG District, provided that:

(a) The proposed structure for this use shall not exceed five thousand (5,000) square feet of gross leasable space, unless there is presently an absence of such services within a three-mile radius from the parcel, but in no event shall the structure exceed ten thousand (10,000) square feet of gross leasable space.

(b) The structure shall be of a size, scale and facade compatible with a rural residential neighborhood.

(c) All parking shall be accommodated on the site in a manner compatible with the surrounding roads and uses, and a buffer yard ten (10) feet wide shall be

1 provided between the parking area and any adjacent residential lot.

2 I. Transportation, communications and utilities (TCU).

3 (1) Aircraft landing and storage, private. This use may be granted in the AG,  
4 CI, LI and GI Districts, provided that:

5 (a) The airfield is designed in accordance with design criteria  
6 recommended in Advisory Circular For Utility Airports, AC 150/53004B, or Heliport Design  
7 Guide, AC 150/5390-1B, both by the Federal Aviation Administration.

8 (b) The approach and landing paths are in accordance with the current  
9 Federal Aviation Administration Regulation, Part 77, Objects Affecting Navigable Airspace.

10 (c) The length of the runway and the height of obstacles at each end of  
11 the runway are compatible with takeoff and landing performance, as defined in the flight manual  
12 for the aircraft to be operating from the airfield.

13 (d) The length of the runway is sufficient for the aircraft to stop safely  
14 without thrust reversal after aborting takeoff at takeoff speed.

15 (e) The takeoff and landing flight path will be a minimum distance of  
16 one thousand (1,000) feet in any direction from any residence or public building.

17 (f) The takeoff and landing flight path of the aircraft has a minimum of  
18 two hundred fifty (250) feet vertical clearance over surrounding property, unless a navigation  
19 easement agreement is reached with affected property owners for a lesser clearance.

20 (g) No business, such as the sale or leasing of aircraft, maintenance or  
21 flight instructions, shall be allowed.

22 (h) The applicant shall maintain a flight operation log that shall be open  
23 for inspection by representatives of the Department of Planning and Zoning.

24 (2) Airports, general aviation. These uses may be granted in the CI, LI and GI  
25 Districts, provided that:

26 (a) Landing, takeoff and utility areas used by aircraft shall be provided

1 with a hard surface.

2 (b) No structures or areas used for servicing aircraft shall be located less  
3 than two hundred (200) feet from any property line or less than one hundred (100) feet from any  
4 public or private institution.

5 (c) Airport approach and departure paths shall not be located over  
6 residential, institutional or other densely populated areas.

7 (d) The decibel reading shall not exceed a measure of seventy (70)  
8 decibels at the property line and shall not be objectionable due to intermittence, beat frequency  
9 or shrillness.

10 (e) No areas used by self-powered aircraft shall be located less than one  
11 thousand (1,000) feet from any residential lot on the approach and departure ends of the runway.

12 (f) Parking of vehicles shall not be permitted within one hundred (100)  
13 feet of any property line.

14 (g) The airport shall be surrounded by a sturdy and well-constructed  
15 fence, not less than six (6) feet in height, with suitable gates effectively controlling access to such  
16 area.

17 (h) Appropriate airport accessory uses, such as restaurants, snack bars,  
18 automobile rental agencies, airline business offices and service facilities, but not other business  
19 or industrial uses, may be permitted.

20 (I) The Zoning Administrator shall refer the application to the Federal  
21 Aviation Agency and/or the appropriate regional planning bodies to determine:

22 [1] If such airport is an integral part of or will interfere with the  
23 general plan of airports for the Maryland-Washington Regional District.

24 [2] If the takeoff and landing pattern of a new, reoriented or  
25 lengthened runway will interfere with the flight pattern of any nearby airport.

26 (j) The takeoff and landing flight path will be a minimum distance of

1 two hundred fifty (250) feet vertical clearance over surrounding property, unless a navigation  
2 easement agreement is reached with affected property owners for a lesser clearance.

3 (3) Stations, communications and broadcasting. These uses may be granted in  
4 the AG District, provided that:

5 (a) A minimum parcel area of one (1) acre is established.

6 (b) The building shall be architecturally compatible with adjacent  
7 buildings.

8 (c) The building shall be set back at least fifty (50) feet from any  
9 adjacent residential lot.

10 (4) Towers, communications and broadcasting. These uses may be granted in  
11 the AG, B2 and B3 Districts, provided that the setback of the tower from all property lines shall  
12 be equal to the height of the tower plus ten (10) feet.

13 [(5) Electrical transmission lines of sixty-nine thousand (69,000) kilowatts or  
14 greater and telephone microwave facilities. These uses may be granted in all districts, provided  
15 that:

16 (a) An economic evaluation of such a transmission line route and other  
17 alternative routes shall be presented.

18 (b) An evaluation of the displacement of structures that such a use would  
19 result in shall be presented. This shall include but not be limited to the following:

20 [1] The number of residences displaced.

21 [2] The number of commercial and industrial activities displaced.

22 [3] The number of properties traversed.

23 (c) A thorough evaluation of the environmental impact of such use,  
24 including but not limited to the following:

25 [1] Effect on wildlife.

26 [2] Effect on plant life.

- 1 [3] Effect on the land surface.
- 2 [4] Effect on economically recoverable resources.
- 3 [5] Effect on open spaces.
- 4 (d) An evaluation of the impact of such a use upon the cultural resources
- 5 of the county, such as areas of historic or archaeological interest.
- 6 (e) Such use shall be constructed so as to minimize the visual impact,
- 7 and an evaluation of the same shall be presented.
- 8 (6) Interstate and intrastate pipelines. These uses may be granted in all districts,
- 9 provided that:
- 10 (a) Such use shall not endanger the health and safety of residents or
- 11 workers in the area.
- 12 (b) The location of such use provides for minimum visual impact and
- 13 shall not impair the use of the surrounding properties.
- 14 (c) The alignment shall follow the topography to minimize any effects
- 15 on the terrain.
- 16 (d) A thorough evaluation of the environmental impact of such a use,
- 17 including but not limited to the following:
- 18 [1] Effect on wildlife.
- 19 [2] Effect on plant life.
- 20 [3] Effect on the land surface.
- 21 [4] Effect on economically recoverable resources.
- 22 [5] Effect on open spaces.
- 23 (e) An evaluation of the impact of such use upon the cultural resources
- 24 of the county, such as areas of historic or archaeological interest.]
- 25 J. Warehousing, wholesaling and processing.
- 26 (1) Abattoirs and slaughterhouses. These uses may be granted in the AG

District, provided that:

- (a) A minimum parcel area of twenty (20) acres is established.
- (b) The use is provided with direct access from arterial or collector roads.

(2) Laboratory research, experimental or testing. These uses may be granted in the AG District, provided that:

- (a) A minimum parcel area of ten (10) acres is required.
- (b) The research activity is directly linked to agricultural research or requires the cultivation of crops or the keeping of animals or requires a rural setting to perform the work activities.

(3) Petroleum and gas products, sales or storage. Underground petroleum and gas products storage not in excess of twenty-five thousand (25,000) gallons' capacity may be granted in the B3 District, and aboveground and underground petroleum and gas products storage in excess of twenty-five thousand (25,000) gallons' capacity may be granted in the GI District, provided that:

(a) The applicant demonstrates that the best practicable means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisance and protect against fire and explosion shall be employed.

(b) The parcel is located at least three hundred (300) feet from any railroad siding or bulk storage area for other volatile or explosive materials.

(c) The tanks are set back at least one hundred (100) feet from any public road right-of-way and the premises are enclosed by a secure fence of at least eight (8) feet in height.

(d) The tanks are located at least four hundred (400) feet from any institutional use and at least three hundred (300) feet from any adjacent residential or business use.

1 K. Accessory parking areas, driveways and private roads. These uses may be granted  
2 in any district to serve a use permitted and located in another district but not permitted in the  
3 subject district, provided that:

4 (1) The parking area, driveway or private road shall be accessory to and for the  
5 use of one (1) or more agricultural, residential, business or industrial uses located in an adjoining  
6 or nearby district.

7 (2) No charge shall be made for the parking or storage of vehicles on any  
8 parking lot approved pursuant to this provision.

9 (3) Any private road or driveway shall provide access to an approved private  
10 road, county road or state road or highway.

11 (4) The number of parking spaces and total parking area approved in the subject  
12 district under this section shall not exceed thirty percent (30%) of the parking spaces and area  
13 required by this Part 1 for the permitted use.

14 Section 2. And Be It Further Enacted that this Act shall take effect sixty (60) calendar days  
15 from the date it becomes law.

16 Section 3. And Be It Further Enacted that the properties currently zoned ORI shall remain ORI  
17 and developable subject to the conditions of the ORI District until changed by the County Council  
18 through the comprehensive rezoning process.

EFFECTIVE: May 19, 1997

*The Council Administrator does hereby certify that fifteen (15)  
copies of this Bill are immediately available for distribution to the public  
and the press.*

*James D. Varnay*  
Acting Council Administrator



HARFORD COUNTY BILL NO. 97-12(Brief Title) Zoning - New District LI (Light Industrial)

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James D. Vannoy  
Acting Council Administrator

James S. Parrott  
President of the Council

Date March 11, 1997Date March 11, 1997

BY THE COUNCIL

Read the third time.

Passed: LSD 97-8 (March 11, 1997)

Failed of Passage: \_\_\_\_\_

By Order

James D. Vannoy  
Acting Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 13th day of March, 1997 at 3:00 p.m.

James D. Vannoy  
Acting Council Administrator

BY THE EXECUTIVE

Patricia M. Redman  
COUNTY EXECUTIVE

APPROVED: Date March 18, 1997

BY THE COUNCIL

This Bill (No. 97-12), having been approved by the Executive and returned to the Council, becomes law on March 18, 1997.

James D. Vannoy  
Acting Council Administrator

EFFECTIVE DATE: May 19, 1997